

Forest Road Park

21 Forest Road Park
Oakmere
Northwich
Cheshire Shared Services
CW8 2DY

(Proprietor Mr H Dugdale)
Telephone
01606 882802

BH & BPA Member
Residential
Homes
Supplied

Park rules

The following rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to all occupiers, to promote and maintain community cohesion. They form part of the agreement by which home owners occupy the pitch, in accordance with the mobile homes act 1983 (as amended). The rules are designed to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit our park will continue to be a happy community.

In these rules:

“Occupier” means anyone who occupies a park home, whether under a tenancy or any other agreement.

“You and your”_refers to the homeowner or other occupier of a park home.

“We and our”_refers to the park owner.

Homes and pitches

1. Only mobile homes of proprietary manufacture which conform to the definitions contained in the caravan sites and control of development act 1968 and the mobile homes act 1983 are accepted.
2. Home residents must be 55 years of age or over to live on this park.
3. All homes must be covered by mobile home insurance.
4. Homes must be kept in a sound and clean condition, décor and external colour must be maintained to a satisfactory condition.
5. Wheels must not be removed, nor the home re-positioned without permission, no external structural alterations or additions to the home or pitch without the approval of the local authority.
6. You are responsible for the cleanliness of the pitch and must keep the area underneath the home clear of inflammable goods and kept well ventilated.
7. If selling your home you must comply with the mobile home act 1983 and amendments in the mobile homes act 2013. If homes are vacated before being sold all bills (ground rent, electricity, gas and telephone) must be paid as usual, until the new home owners take over.

8. You are responsible for the conduct and safety of your visitors (adult, children and pets) on the park.
9. Access is not permitted to vacant pitches, building materials, machinery or other plant must be left undisturbed.
10. You are at liberty to work from home by carrying out office work, or any other work activity that is solely done by yourselves, but not to involve other staff or workers using your home or the park. Exterior business activities may not be carried out on the park.

Water and waste

11. Water must not be over used unnecessarily by over use of hose pipes or pressure washers.
12. You must make sure the access to the outside water stop tap is accessible at all times.
13. Toilets must only have human waste and toilet paper flushed into the water sewage system. No sanitary product, wet wipes kitchen roll, food or anything else, unless they are water disposable.
14. You are advised not to use washing powder in their washing machine as over usage will also block the sewer system.
15. You are responsible for all your household, recyclable and garden waste to be deposited in approved containers. Left out for collection on the appointed collection day and must not be over filled.
16. You are not to use the parks storage area for disposing of your unwanted goods, waste or rubbish. We will give you permission if the goods are of any use to the park.

Gardens and storage

17. Gardens must be kept neat and tidy. We ask that planting of shrubs and trees are to be discussed with the site owner for agreement of type, size and position before the purchase of same, for fire safety reasons. Gardens must be left intact when the home occupier vacates the home unless agreement is made with the outgoing Home occupier and the incoming home occupier.
18. We recommend that washing lines to be of the rotary type and reasonably screened from public view. For safety reasons the rotary lines must be folded away when not in use.
19. All pitch fences and hedges must be no more than one meter in height, unless they are fire proof (i.e. made of concrete or aluminium) or form part of the park site boundary.
20. Storage sheds, fuel bunkers or other outside structures must be of a design (i.e. fire proof) and site approved by the local council authority.

Vehicles

21. Your vehicles must be driven carefully and must not exceed the 10 mph speed limit in force.
22. Your vehicles must be road taxed and insured as required by the law, drivers must hold a current driving licence and insurance.
23. Your vehicles must be parked in the authorised parking spaces and the roads must not be obstructed.
24. All visitors are to use the "visitors parking area" if no free parking space is available at the home.
25. Disused vehicles must be removed from the park.
26. No large commercial vehicles, motorhomes or touring caravans can be kept on the park. Parking of commercial vehicles (larger than a small van), motorhomes or touring caravans for short periods can be arranged with the park owner.
27. You or your friends who continually exceed the speed limit after having a written warning will not be allowed to bring their vehicle onto the park.

Pets

28. One dog/cat allowed. Dogs can be up to a medium in size and must not be to a breed subject to the dangerous dog act 1991. Dogs must not be kennelled outside. Assistance dogs are allowed with appropriate evidence. All pets must be kept under proper control, dogs must be on a lead on the park and no pets should be allowed to despoil the park.

Pets housed in cages, aquariums or similar and remain at all times within your home are allowed.

No outdoor pets are allowed, (because of the smell from pets and having foxes close by).

29. Feeding wild birds has to be with bird feeders only. No feeding on the ground.

Safety

30. Everyone using the park is required to comply with the regulations of the site licence, local council authority, water authority, or any other statutory authority, see notice board.
31. If you are having goods delivered or collected you must make sure that the delivery/collection vehicle is a suitable size for the park, as any damage caused is your responsibility.
32. It is forbidden to carry offensive weapons or other objects likely to injure or give offence on the park.

33. It is forbidden to interfere with any signs or disturb any flora or fauna of the park.

Nuisance

34. Radios, TVs, any type of music player, or other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 hrs and 08 hrs.

Advisory notes

35. You are invited to leave a door key with the site owner, for emergency use only. (Keeping it updated with any door lock replacement). We will only use in an emergency.

36. You are asked to let ourselves or a neighbour know when you are away from your home for a period of time, i.e. holidays, staying with friends or in hospital. In case of a fire on the park or your home.

37. If you are involved with petitions or objections not to do with the park we asked not to use the park name without the park owners permission.